



# राजपत्र, हिमाचल प्रदेश

## (असाधारण)

हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

शिमला, शुक्रवार, 2 मार्च, 2001/11 फाल्गुन, 1922

हिमाचल प्रदेश सरकार

TOWN AND COUNTRY PLANNING DEPARTMENT

NOTIFICATION

Shimla-2 the 24th January, 2001

No. HIM/TP/PJT-DP-DHARAMSHALA-VOL-II.—In exercise of the powers conferred under Section-20 of the Himachal Pradesh Town & Country Planning Act, 1977 (Act No. 12 of 1977), the Governor of Himachal Pradesh is pleased to make following amendments in the Development Plan for Dharamshala Planning Area as notified vide Notification No. AWAS-TCP-1-135/92, dated 15-6-94 and published in the Extra Ordinary Rajpatra on 19-8-95.

### AMENDMENTS IN CHAPTER-7

*Amendment No. I*  
Addition of new Regulation 7.6.

*Régulation 7.6 shall be added as under namely:—*  
All private as well as Government constructions are totally banned in the areas described as:—

#### Banned Area :

- Area of Ward No. III as delineated below:—*
1. Starting from Mcleodganj Chowk towards west following the western boundary of Up-mohal Mcleodganj

upto the southern tip of Meleodganj Up-mohal. Then again following the south-eastern boundary of Up-mohal Meleodganj, further upto a drain recorded as Khasra No. 1686 of Up-mohal Meleodganj. Thereafter following Jogibara road and the north-western boundary of forest recorded as Khasra No. 1613. upto a drain recorded as Khasra No. 644, then following this drain upto its confluence with another drain recorded as Khasra no. 870. The boundary of banned area shall further follow the drains recorded as Khasra nos. 870, 874, 876 and 904 up-stream upto Bhagsunag road (Khasra no. 272 of Up-mohal Meleodganj). Further continuing along this road upto the point below TIPA (Tibetan Institute of Performing Arts). Then the boundary shall follow the line between Khasra no. 83 and 141 upto Dharamkot Road, thereafter following the road recorded as Khasra Nos. 101, 148 and 175 upto Mountaineering Institute. Then the boundary follows the steep road (Khasra no. 199) and western boundary of Up-Mohal Meleodganj upto Meleodganj Chowk.

Only renovation/reconstruction on old lines with sloping roof shall be permitted in banned area with prior approval of the Director, Town & Country Planning Department.

*Amendment No. 2*  
Addition of new Regulation 7.7.

*Regulation No. 7.7 shall be added as under.—*All government as well as private constructions in the restricted area described as under shall be regulated as per amended zoning regulations of the Development Plan, Dharamshala.

#### **Restricted Area**

(i) Starting from Delek Hospital and following an abandoned road under Khasra no. 454,455 (of Up-mohal Dharamshala Khas) towards west upto the house of Raja Lambagaon, then following a road under Khasra No. 442 and 39 upto a bowl recorded as Khasra No. 12 of Dharamshala Khas on Cantt road. Thereafter following the Cantt. road towards south upto the junction of approach road to Session House. The boundary shall further continue along this approach road to Session House and further continue along Khara-Danda road upto Delek Hospital.

(ii) Remaining area of Ward No. III excluding area as delineated under regulation 7.6 above.

*Amendment No. 3*  
Addition of new Regulation 7. 8.

*Regulation No. 7.8 shall be added as under:—* Construction upto two storeys including basement and attic shall be permissible in the restricted area for buildings in all the landuses prescribed in Development

Plan and the provision of F. A. R. under regulations 7.4.1.4. 7.4.2.4. 7.4.2.6. 7.4.4.3.1 and 7.4.4. shall stand deleted. In addition, parking floor with maximum height of 2.20 metre a shall have to be provided in case of plots abutting vehicular access.

*Amendment No. 4*  
Addition of New Regulation 7.9.

*Regulation No. 7.9 shall be added as under:—*  
In case cutting of plot is required the owner shall take measure to protect abutting properties by constructing retaining/breast walls. Cutting above 3.00 metres shall not be allowed.

*Amendment No. 5*  
Addition of New Regulation 7.10.

*Regulation No. 7.10 shall be added as under:—*  
No construction shall be permitted within areas recorded as forest within the restricted areas.

*Amendment No. 6*  
Amendment in Sub-Regulation 7.4.1.4(f).

*Sub Regulation 7.4.1.4. (k) below Sub Regulation 7.4.1.4(e) shall be substituted as under:—*  
No construction shall be permitted on a piece of land left with buildable width less than 5.00 mtr. after maintaining set backs with reference to the size of plot.

*Amendment No. 7*  
Addition of New Sub-Regulation 7.4.1.4. (k).

*Sub-Regulation 7.4.1.4 (f) shall be added below sub-Regulation 7.4.1.4 (f) as under:—*  
Parking Floor with maximum height of 2.20 metre shall have to be provided in case of plots abutting Vehicular access.

*Amendment No. 8*  
Amendment in Regulation 7.4.2.6.

*The Regulation 7.4.2.6 below Regulation 7.4.2.5. shall be substituted as under:—*

*Hotel:—*Permission for Hotel shall be granted only on a Vehicular road with minimum width of 5 mtrs. The minimum plot size for a Hotel shall be 1000 square mtr. with maximum ground coverage as 45%. The minimum set back shall be 7.00 mtrs. in front and 4.00 mtrs. on all other sides. Number of storeys shall be restricted to two. The owner of the hotel shall have to keep one floor exclusively for parking at road level @ one parking space measuring 20 sqm. for every two beds. Height of parking floor should not exceed 2.20 mtrs. This parking floor shall be in addition to the normal two storeys as permissible.

Such floor created for parking shall not be used for habitable or storage purpose. 50% of the open space on ground shall be allowed for open parking and the rest should be landscaped.

By order,

AVAY SHUKLA,  
Financial Commissioner-cum-Secretary.

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नियन्त्रक, मुद्रण तथा लेखन सामग्री, हिमाचल प्रदेश, शिमला-5 द्वारा मुद्रित तथा प्रकाशित ।